

## Message Text

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ACTION OC-06

INFO OCT-01 AF-10 ISO-00 CCO-00 FBOE-00 A-01 OCL-00

SY-05 /023 W

-----085857 061758Z /64

R 061405Z JUN 78

FM AMEMBASSY NAIROBI

TO SECSTATE WASHDC 7947

INFO AMEMBASSY ACCRA

AMEMBASSY ADDIS ABABA

AMEMBASSY DJIBOUTI

AMEMBASSY MONROVIA

UNCLAS SECTION 1 OF 2 NAIROBI 8498/1

E.O. 11652:N/A

TAGS: AFSP, AFAC, ABLD, ASEC

SUBJ: NOB DJIBOUTI

REF STATE 125342

1. FBO PROJECT SUPERVISOR HEREBY REPORTS CURRENT STATUS  
SUBJECT PROJECT.

2. A NAIROBI BASED CANDIDATE ARCHITECT, PLANNING SYSTEMS  
SERVICES AS REPRESENTED BY ARCHITECTS MR; JAMES ARCHER  
AND MR. TREVOR ANDREWS, HAS BEEN INTERVIEWED BY RCO-  
NAIROBI AND HAS BEEN GIVEN A COPY OF A SITE ENGINEERING  
REPORT AS WELL AS A BRIEF BACKGROUND OF OC'S  
REQUIREMENTS.

3. ON MAY 26, 1978, DJIBOUTI CHARGE', MR. WALTER  
CLARKE, MET WITH CANDIDATE ARCHITECT AND FBO PROJECT  
SUPERVISOR TO DISCUSS DJIBOUTI'S GENERAL REQUIREMENTS.

4. A REQUEST TO RSO-NAIROBI FOR LOCAL SY BACKGROUND  
CHECK OF CANDIDATE ARCHITECT WAS MADE ON JUNE 28,  
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1978.

5. A FEE PROPOSAL WAS REQUESTED FROM CANDIDATE  
ARCHITECT ON MAY 30, 1978. THE LETTER REQUEST FOR  
PROPOSAL STATED THE FOLLOWING;

"PURSUANT TO RECENT TECHNICAL DISCUSSIONS YOU ARE  
HEREBY REQUESTED TO SUBMIT A FEE PROPOSAL FOR THE WORK

DESCRIBED HEREIN.

THE SCOPE OF WORK WHICH WILL BE REQUIRED OF THE ARCHITECTURAL AND ENGINEERING (A&E) FIRM SELECTED WILL BE THE DESIGN OF A TWO STORY REINFORCED CONCRETE AND MASONRY STRUCTURE EMBASSY OFFICE BUILDING IN DJIBOUTI. A REPORT OF A SITE SURVEY PERFORMED BY THE FIRM OF GORDON MELVIN AND PARTNERS IS INCLUDED HERewith. IT IS THE UNITED STATE GOVERNMENT'S DECISION TO INCORPORATE OPTION NO. 3, AS MENTIONED ON PAGE 17 OF SAID REPORT.

AS FURTHER BACKGROUND, THE UNITED STATES GOVERNMENT AS REPRESENTED BY THE OFFICE OF FOREIGN BUILDINGS OPERATIONS OF THE DEPARTMENT OF STATE HAS AN ARCHITECTURAL POLICY (THE LETTER THEN CITES THE ARCHITECTURAL POLICY AS STATED IN 6 FAM EXHIBIT 742.)

IN ADDITION TO THE ABOVE POLICY, COPIES OF THE DEPARTMENT OF STATE FOREIGN BUILDINGS OPERATIONS'

ARCHITECTURAL DESIGN CRITERIA AND ENGINEERING DESIGN CRITERIA ARE ALSO INCLUDED HERewith FOR YOUR REVIEW.

THE WORK ELEMENTS THAT SHOULD BE CONSIDERED IN YOUR PROPOSAL ARE:  
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PHASE I:

A. THE A&E WILL VISIT THE POST FOR THE PRIMARY PURPOSES OF:

1. FAMILIARIZATION WITH THE POST'S GENERAL FUNCTIONAL AND SPECIALIZED REQUIREMENTS;
2. OBSERVING THE LOCALITY FOR ARCHITECTURAL INFLUENCE;
3. STUDYING LOCAL BUILDING MATERIALS AND TECHNIQUES;
4. ANALYZING THE SITE;
5. DETERMINING THE MUNICIPAL ZONING AND BUILDING REGULATIONS;
6. CONTACTING LOCAL ARCHITECTS AND ENGINEERS, AND
7. INVESTIGATING LOCAL CONSTRUCTION COSTS.

B. THE A&E WILL PREPARE A PRELIMINARY DESIGN (CONCEPTUAL) WHICH WILL BE PRESENTED TO THIS OFFICE FOR U.S. GOVERNMENT APPROVAL.

PHAS II:

A. UPON APPROVAL OF THE PRELIMINARY DESIGN THE A&E WILL PROCEED WITH THE COMPLETION OF THE FINAL DESIGN AND COST ESTIMATES WHICH ARE PRESENTED TO THIS OFFICE FOR APPROVAL.

PHASE III:

A. UPON APPROVAL OF THE FINAL DESIGN AND COST ESTIMATES THE A&E WILL COMPLETE THE FINAL WORKING DRAWINGS AND SPECIFICATIONS AND/OR BIDDING DOCUMENTS AS WELL AS RECOMMENDING A QUANTITY SURVEYOR TO ASSIST IN THE PREPARATION OF THE BIDDING DOCUMENTS;

PHASE IV:

A. PROVIDE CONTINUING ARCHITECTURAL AND ENGINEERING UNCLASSIFIED

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SUPPORT FROM THE TIME OF SOLICITING CONSTRUCTION BIDS THROUGH TO THE COMPLETION AND FINAL ACCEPTANCE OF THE CONSTRUCTION.

YOUR FEE PROPOSAL STATING THE NUMBER OF CALENDAR DAYS TO PROVIDE EACH OF THE ABOVE REQUIREMENTS IS REQUESTED TO BE SUBMITTED TO THIS OFFICE NO LATER THAN MONDAY, JUNE 5, 1978."

6. ON JUNE 5, 1978, A FEE PROPOSAL WAS RECEIVED FROM PLANNING SYSTEMS SERVICES WHICH STATES:

"DEAR SIR, UNITED STATE EMBASSY DJIBOUTI

IN RESPONSE TO YOUR LETTER OF MAY 30TH 1978 WE ARE ENCLOSING OUR FEE PROPOSALS FOR THIS PROJECT. OURS IS A CONSOLIDATED FEE WHICH COVERS ARCHITECTURAL SERVICES TOGETHER WITH STRUCTURAL, MECHANICAL AND ELECTRICAL ENGINEERING.

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UNCLAS SECTION 2 OF 2 NAIROBI 8498/2

WE PROPOSE THAT PHASE IA OF YOUR SCOPE OF WORK:  
THE PRELIMINARY VISIT, AND INVESTIGATION SHOULD BE  
CHARGED ON A TIME BASIS AS THIS FALLS OUTSIDE THE  
REGULAR SCOPE OF WORK AS INTERPRETED IN THE FOLLOWING  
PROPOSAL. PHASE IB THROUGH PHASE IV WILL BE CHARGED  
UNDER THE NORMAL R.I.B.A.A. FEE SCALE, AS FOLLOWS:-

PHASE IA. VISIT. TO BE UNDERTAKEN BY A PARTNER OF  
THE PRACTICE, TO BE CHARGED AT U.S. \$200 PER DAY,  
INCLUDING TRAVELLING TIME, TO AND FROM NAIROBI, PLUS  
HOTEL AND MAINTENANCE EXPENSES AND RETURN ECONOMY  
CLASS AIR FARES.

PHASE IB	PRELIMINARY DESIGN	2.15PERCENT
PHASE II	FINAL DESIGN	2.65PERCENT
PHASE III	WORKING DRAWINGS & SPECIFICATIONS	4.2 PERCENT
PHASE IV	SUPERVISION	2.75PERCENT
	TOTAL	11.75PERCENT

THE PERCENTAGE IS CALCULATED ON THE TOTAL COST OF  
THE WORKS, EXCLUDING EQUIPMENT SUPPLIED BY YOU WHICH  
DOES NOT INVOLVE US IN DETAILED DESIGN PROVISIONS, BUT  
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DOES NOT INCLUDE DISBURSEMENTS, SUCH AS REPRODUCTIVE  
COSTS OR INSPECTION FEES, EXPENSES, FARES OR TRAVELLING  
TIME, WHICH WILL BE CHARGED AS FOR PHASE IA.

YOU MAY CONSIDER IT FEASIBLE TO USE THE DJIBOUTI  
PUBLIC WORKS DEPARTMENT (TRAVAUX PUBLICS) FOR THE  
SUPERVISION OF THE STRUCTURAL AND ARCHITECTURAL WORK,  
IN WHICH CASE THE FEE FOR PHASE IV WOULD BE REDUCED  
ACCORDINGLY, AND ANY VISITS NECESSARY BY US ON THIS  
ACCOUNT WOULD ONLY BE CHARGED ON A TIME BASIS.

THE TIME REQUIRED FOR EACH STAGE OF THE WORK  
WILL BE AS FOLLOWS:-  
PHASE IA 3DAYS ON SITE, EXCLUSIVE OF TRAVELLING  
TIME:TO COMMENCE NOT EARLIER THAN ONE  
WEEK FROM APPROVAL OF OUR FEE PROPOSALS.

PHASE IB 4 WEEKS FROM RETURN TO NAIROBI.  
PHASE II 4 WEEKS FROM RECEIPT OF APPROVAL OF PHASE  
IB AND DETAILED DESIGN BRIEF.

PHASE III 8 WEEKS FROM RECEIPT OF APPROVAL OF PHASE  
II AND DETAILED PRODUCTION DRAWING BRIEF  
AND INSTALATION DETAILS OF ANY EQUIPMENT  
TO BE SUPPLIED BY THE CLIENT FOR ENCOR-  
PORATION IN THE CONTRACT, TO INCLUDE  
PREPARATION OF TENDER DOCUMENTS BUT NOT  
CALLING TENDERS.

PHASE IV (A) TENDER PERIOD AND EVALUATION 4 WEEEEKS.

PHASE IV (B) CONSTRUCTION TIME, TO BE STATED BY  
CONTRACTOR, BUT IT IS THROUGHT THAT  
20-30 WEEKS IS LIKELY,DEPENDENT  
ON THE CONTRACTOR AND AVAILABILITY  
OF IMPERTED COMPONENTS TO MEET THE  
PROGRAMME.

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SHOULD ANY UNREASONABLE DELAY OCCUR TO THE PROGRAMME  
IT MAY BECOME NECESSARY FOR US TO MAKE AN ADDITIONAL  
TIME CHARGE.

ALL DATES GIVEN ARE FROM THE RECEIPT IN NAIROBI  
OF WRITTEN APPROVAL TO PROCEED, TO THE DELIVERY OF  
DOCUMENTS TO YOUR NAIROBI OFFICE.

UNDER PHASE III OF YOUR LETTER YOU SUGGEST THE  
APPOINTMENT OF A QUANTITY SURVEYOR. THIS IS A RECOM-  
MENDATION CONTAINED IN THE REPORT OF GORDON MELVIN &  
PARTNERS, AND WILL BE REQUIRED TO PREPARE QUANTITIES  
AND CONTRACT DOCUMENTS TO COMPLY WITH THE REQUIREMENTS  
OF THE DJIBOUTI AUTHORITIES. IT MAY ALSO BE AN  
ADVANTAGE TO RETAIN THE QUANTITY SURVEYOR'S SERVICES  
DURING THE CONTRACT PERIOD TO PREPARE VALUATIONS,  
REMEASURE VARIATIONS AND PREPARE THE FINAL ACCOUNT,  
THIS DECISION, HOWEVER, CAN BE MADE AT A LATER STATE.  
FOR THE PHASE III QUANTITY SURVEYING WORK AN ADDITIONAL  
FEE OF 2.5PERCENT IS NORMAL, WHICH WOULD BRING THE TOTAL FEE  
FOR THIS STATE TO 6.7PERCENT.

SHOULD YOU REQUIRE ANY FURTHER EXPLANATION PLEASE  
DO NOT HESITATE TO CONTACT US.

YOURS FAITHFULLY, T.J. ANDREWS, PLANNING SYSTEMS  
SERVICES"

7. BASED UPON AN ESTIMATED \$275,000 AS MADE BY GORDON  
MELVIN AND PARTNERS FOR THE COST OF OPTION 3, PAGE 17

OF THEIR SITE SURVEY REPORT, THE UPSET COST OF THE  
ARCHITECTS WORK WOULD BE APPROXIMATELY \$34-35,000  
AND THE QUANTITY SURVEYOR WOULD COST APPROXIMATELY  
\$7,000. (IT IS TO BE NOTED THAT QUANTITY SURVEYORS  
ARE USED IN DJIBOUTI.)  
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8. REQUEST DEPARTMENT'S ADVISE ON HOW BEST TO PROCEED  
FROM HERE. IF STANDARD A&E CONTRACT IS CONTEMPLATED  
WOULD APPRECIATE COPIES OF CONTRACT FORMAT ALONG WITH  
DEPARTMENTS AUTHORIZATION TO PROCEED.  
BLANE

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## Message Attributes

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**Capture Date:** 01 jan 1994  
**Channel Indicators:** n/a  
**Current Classification:** UNCLASSIFIED  
**Concepts:** n/a  
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**Copy:** SINGLE  
**Draft Date:** 06 jun 1978  
**Decaption Date:** 01 jan 1960  
**Decaption Note:**  
**Disposition Action:** n/a  
**Disposition Approved on Date:**  
**Disposition Case Number:** n/a  
**Disposition Comment:**  
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**Disposition Event:**  
**Disposition History:** n/a  
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**Errors:** N/A  
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**Original Handling Restrictions:** n/a  
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**Review Exemptions:** n/a  
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**Review Release Event:** n/a  
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**To:** STATE  
**Type:** TE  
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**Review Markings:**  
Sheryl P. Walter  
Declassified/Released  
US Department of State  
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